

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 16/01/2023

Certificate No. G0P2023A2485



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 98337295



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Riyasat Palaces Limited

H.No/Floor : W22a

Sector/Ward : Na

Landmark : Western avenue sainik farms

City/Village : South delhi

District : New delhi

State : New delhi

Phone : 99*****87



Purpose : REP II to be submitted at Harera gurugram

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**FORM 'REP-II'
[See rule 3(3)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. YAGNA BRAHMAM, duly authorized by the promoter company of the proposed project, vide its authorization;

I, Naveen Sharma, duly authorized by the promoter Riyasat Palaces Limited, do hereby solemnly declare, undertake and state as under:

M/s Riyasat Palaces Limited is the owner of the land parcels applied for registration.

1. That a few of the land parcels have encumbrances and we undertake to get them unencumbered within 3 months from date of RC.
2. That the time period within which the project shall be completed by [me/promoter] is 31st January, 2028.
3. That seventy per cent of the amounts realized by [me/promoter] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

5. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 16th day of January 2023.


Deponent